

## **Property Descriptions**

### **Description of Property to be Conveyed to the County:**

The following parcels are proposed to be conveyed to the County under the land exchange agreement and are proposed to be used as noted:

- ? **Map #1 - Courthouse Parking Lot Property:** A narrow strip adjacent to the York-Poquoson Courthouse parking lot referred to in the land records of the NPS as tract 01-129. This land is currently used by York County under a NPS Land Use Agreement, which must be renewed every five years. The NPS would transfer title to this parcel to the County, with exchange conditions requiring that the tract continue to be used for public parking and landscaped open space.
- ? **Map #2 - Bacon Street Residential Property:** This parcel, referred to in the land records of the NPS as tract 05-157, is currently vacant and located in the residential district of Yorktown. The Yorktown Master Plan encourages infill residential development in Yorktown and the NPS is supportive of that objective for this parcel. York County is better able to accomplish this objective than the NPS since without Congressional approval the NPS is not authorized to sell property to a private party for residential development. A house at this location would also help to define the very visible (to visitors and residents) eastern edge of the residential area in the village as long as it is built in accordance with specific architectural guidelines.
- ? **Map #6 - Route 17 Buffer at Main Street:** This property is located along Main Street near Route 17 and is referred to as in the land records of the NPS tract 05-136. County staff has coordinated with the Virginia Department of Transportation to determine that this parcel, in combination with an adjacent portion of the Route 17 right-of-way, would be suitable for construction of a stormwater retention basin that could support any future development that might occur between Buckner and Route 17.

### **Description of Easements to be Conveyed to the County:**

The following easements are proposed to be conveyed from the NPS to the County as part of the land exchange agreement and are proposed to be used as noted:

- ? **Map #5 - York Hall Public Walkway:** This property referred to in the land records of the NPS as tract 05-160 is currently used by York County as a tree-lined, brick public walkway just east of York Hall. The walkway serves York Hall and serves as public open space. York County would acquire an easement right for continued use of the parcel as a public walkway and open space. Under this arrangement, no other development would be allowed without NPS approval. In the event that the County no longer needs to use the parcel as a walkway, the easement would terminate.

Including this parcel in the land exchange would formalize the existing use by the County, and avoid the need for recurring renewals of NPS special use permits.

- ? **Map #7 - Ballard Street Public Walkway:** This parcel is located along Ballard Street and is referred to as in the land records of the NPS tract 01-136. A pedestrian trail along Ballard Street from Bacon Street to Read Street is needed to improve safety for pedestrians. At this time, pedestrians walk on the street itself, with resulting safety issues. The parcel, a narrow strip parallel to Ballard Street, serves no management purpose to the NPS and could accommodate the County's proposed construction of a separate, pedestrian trail along Ballard Street.
- ? **Map # 12 - Church Street Property:** The Church Street Property referred to in the land records of the NPS as tract 05-167 is located just north of Parcel 11 between Ballard Street and Church Street and is currently vacant. Transferring easement rights for this parcel to York County would allow the County to consider appropriate uses for the parcel, subject to approval by the NPS. One possibility that has been discussed in concept would be a building to be used by the Fifes and Drums of Yorktown. Such use would complement the infill development objectives in the NPS General Management Plan and the *Yorktown Master Plan*.

**Description of Property to be included in Renewable Land Use Agreements:**

The following parcels are proposed to be made available for the County's use under 5-year renewable NPS Land Use Agreements. The proposed uses are noted:

- ? **Map #3 - Victory Center "Riverwalk" Connection:** This parcel is analyzed in the *Environmental Assessment for the Proposed Riverwalk and Shoreline Stabilization at Yorktown* (Colonial NHP and York County 2002). This parcel will be used for the final western leg of the Riverwalk project – a pedestrian trail providing access to the waterfront area and connecting key destinations including the NPS Visitor Center located at the east end of the village, the state-operated Victory Center at the west end of the village, and the privately operated Watermen's Museum, which is centrally located along the waterfront.
- ? **Map #4 - York River Waterfront Property at Yorktown Creek:** This parcel is analyzed in the *Environmental Assessment for the Proposed Riverwalk and Shoreline Stabilization at Yorktown* (Colonial NHP and York County 2002). This parcel will be used for the Riverwalk project – a pedestrian trail providing access to the waterfront area and connecting key destinations including the NPS Visitor Center located at the east end of the village, the state-operated Victory Center at the west end of the village, and the privately operated Watermen's Museum, which is centrally located along

the waterfront. This segment of the Riverwalk would generally follow the water's edge from the Watermen's Museum running west across the Yorktown Creek, providing scenic vistas of the York River. As with the completed phases of the project, this work would entail rehabilitation and stabilization of the York River shore line, as well as various improvements to Water Street necessary to accommodate and complement the Riverwalk experience.

- ? **Map #9 - York River Picnic Area:** This parcel is a 10.5-acre waterfront recreational area currently owned by the NPS. The NPS does not have the financial or staffing resources to manage the area, and the existing operations are a drain on park resources. County operation of the area would allow for an upgrade of existing facilities, as well as integrated County management and maintenance of a continuous portion of the Yorktown waterfront. In addition, extension of the Riverwalk and construction of a public beach on this parcel would further the County's efforts begun elsewhere along the waterfront and called for in the *Yorktown Master Plan* (York County 1993).
- ? **Map #10 - Archer Cottage Parking Lot:** With the completion of improvements at the Public Beach and the Riverwalk, there is a need for additional parking at the waterfront. Currently, the lack of parking in that area forces the public to use the limited, existing NPS spaces at the nearby Cornwallis Cave or to park in front of waterfront businesses and restaurants. Both the General Management Plan for Colonial NHP and the *Yorktown Master Plan* (York County 1993) call for increased parking at the waterfront to accommodate visitors to the beach and alleviate crowding in the few available spaces.
- ? **Map #11 - Ballard Street to Church Street Roadway Connection:** For the past several years, a portion of Main Street has been closed to vehicular traffic. However, this closure, along with one-way traffic on another nearby street, creates confusion for visitors trying to access the Church Street parking area, the NPS's primary parking area in this portion of Yorktown. The connector road proposed for this tract would provide direct access between the primary road in Yorktown (Ballard Street) and the Church Street parking area one block away.